Map	Block	Lot		CARD			Total Card / Total Parcel
116.0	0005	0003.0	1 of 1		Residential	APPRAISED:	756,300 / 756,300
					ARLINGTON	USE VALUE:	756,300 / 756,300
						ASSESSED:	756,300 / 756,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
121		THESDA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KRAJEWSKI ROBERT
Owner 2:	OROZCO OLIVIA
Owner 3:	
Street 1:	121 THESDA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DOLAN MICHAEL J & DONNA M -
Owner 2:	-
Street 1:	121 THESDA ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,000 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1970, having primarily Vinyl Exterior and 1580 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9000.000	273,300		483,000	756,300
Total Card	0.207	273,300		483,000	756,300
Total Parcel	0.207	273,300		483,000	756,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 478.67 | /Parcel: 478.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	GIS Ref	GIS Ref	Insp Date
74662			10/16/18

!9027!

PREVIOUS ASSESSMENT

Parcel ID: 116.0-0005-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	273,400	0	9,000.	483,000	756,400	756,400	Year End Roll	12/18/2019
2019	101	FV	206,800	0	9,000.	476,100	682,900	682,900	Year End Roll	1/3/2019
2018	101	FV	206,800	0	9,000.	365,700	572,500	572,500	Year End Roll	12/20/2017
2017	101	FV	206,800	0	9,000.	345,000	551,800	551,800	Year End Roll	1/3/2017
2016	101	FV	206,800	0	9,000.	317,400	524,200	524,200	Year End	1/4/2016
2015	101	FV	203,500	0	9,000.	296,700	500,200	500,200	Year End Roll	12/11/2014
2014	101	FV	203,500	0	9,000.	273,200	476,700	476,700	Year End Roll	12/16/2013
2013	101	FV	203,500	0	9,000.	273,200	476,700	476,700		12/13/2012

PRINT

Date	Time
12/10/20	23:32:57

LAST REV

Date	Time
09/03/19	15:03:12
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9027

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOLAN MICHAEL J	1230-103		11/27/2000		400,000	No	No	4	
	934-132		6/1/1980		60,697	No	No		Y

USER DEFINED

Prior Id # 1:	74662
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/3/2015	1701	Solar Pa	4,000					
7/18/2006	601	Re-Roof	5,400	C				
5/16/2001	311	Redo Kit	15,600	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2018	Inspected	CC	Chris C
9/19/2018	MEAS&NOTICE	CC	Chris C
5/1/2009	Inspected	372	PATRIOT
12/19/2008	Measured	163	PATRIOT
2/25/2001	MLS	MM	Mary M
2/15/2000	Measured	263	PATRIOT
9/1/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9000		Sq. Ft.	Site		0	70.	0.77	6									483,002						483,000	

Total AC/HA:	0.20661	Total SF/SM:	9000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	483,002	Spl Credit		Total:	483,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1970	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	29.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	29.9	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.31455696
Const Adj.:	0.97029907
Adj $ / SQ:	172.194
Other Features:	80500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	389940
Depreciation:	116592
Depreciated Total:	273348

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2001
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

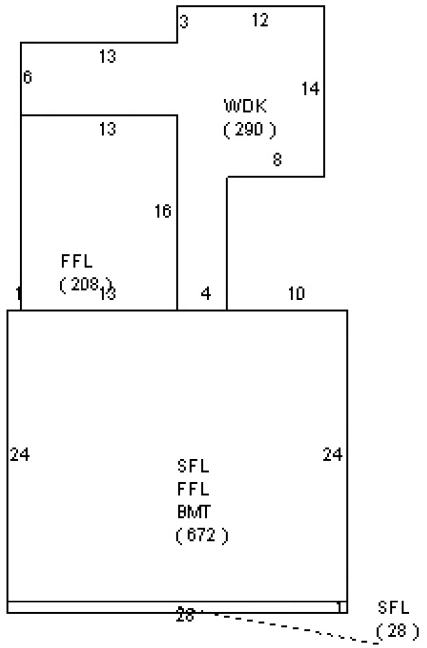
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	172.19
Special Features:	0	Val/Su Net:	107.51
Final Total:	273300	Val/Su SzAd	172.97

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	880	172.190	151,531
SFL	Second Floor	700	172.190	120,536
BMT	Basement	672	51.660	34,714
WDK	Deck	290	9.170	2,659

Net Sketched Area:	2,542			Total:	309,440
Size Ad	1580	Gross Are	2542	FinArea	1580

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

116.0-0005-0003.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	